

\$694,000 - 446 Long Meadow, Spring Branch

MLS® #1887643

\$694,000

4 Bedroom, 3.00 Bathroom, 2,955 sqft
Residential on 1.32 Acres

RIVER CROSSING, Spring Branch, TX

Looking for wooded privacy in the heart of the Hill Country AND proximity to all the amenities that "city life" offers? This impeccably maintained 4-bed, 2.5-bath home in the highly sought River Crossing community should be seen in person. The soaring 16+-foot ceilings and wall of windows make quite the first impression as you walk through the high-end Mission-style front doors. Look right and you'll see the beautiful formal dining room, which is large enough to fit a table for eight plus a hutch. Look left and you'll see the grand staircase that leads you up to three bedrooms, an oversized full bathroom w/ double vanity, a media/game/exercise room, and a bird's eye view of the beautiful trees and wildlife in the back of the property. Your eye will catch the spacious office/library/play space that splits the first and second floors. Glass French doors minimize noise while allowing the natural light beaming from upstairs and downstairs windows to flow in. Before you go upstairs, though, take a few minutes to appreciate the glow of the open, airy living room that sits between the primary bedroom and kitchen. Light from the floor-to-ceiling windows adorns the big, inviting wood-burning fireplace and built-in entertainment center. It also brightens the kitchen and breakfast area, where glass French doors provide easy access to the iron-fenced play yard/dog run. With the primary bedroom on the first floor, this 2950-sq ft home offers the perfect "single story" living experience for those who don't



want to climb stairs every day but still want plenty of space for the kids, grandkids, or guests. This home also gives "new home" vibes without the price tag of a new build. - All fixtures in the home are less than five years old. - The exterior was painted in 2024, and the interior received a face lift in 2022. - Two new energy-efficient 3-ton Trane units AND two new electric water heaters were installed in 2022. - The kitchen was upgraded with beautiful stainless appliances (which are surrounded by lots of 42" cabinets for more than enough storage). - The upstairs carpet looks like no one has ever walked on it. Still "original" to the home is the charm of this secret hideaway. All the floors and countertops have been beautifully maintained by the current owners. - An oversized insulated garage door was installed to keep the garage nice and cool. A few other things that you don't want to miss: - Fiber internet (GVTC) that will keep every device running at top speeds, including the cameras+sensors you attach to the wired security system. - A whole-home vacuum that makes cleanup easy. - The parking! This driveway could have its own road name. You'll never have to worry about bothering neighbors with extra cars. - The central positioning of the house. The 50x100' iron-fenced yard extends to a side property line. However, the back property line for this 1.3-acre lot is MUCH further back. (See the survey.) - The (newer) water softener that will save your plumbing, skin, and hair. - Crown molding that elevates most of the downstairs spaces, making it feel like you're in a luxurious vacation home. - That jetted soaking tub in the primary bathroom. (And the walk-in closet- talk about the dream bath.) - The windows! (Did I mention that already?) You'll feel like you're outside even when you're inside. What's better is that every window features blinds that can be adjusted from ground level. So, you can "dim the light"

to enjoy an afternoon nap in front of the fireplace or have an early movie night with the family. Prefer the house light and bright? Simply lift the blinds to restore the home's vibrancy - and a direct line of sight to the wildlife. If you're even thinking about living in Spring Branch (and River Crossing) this is a home that needs to be on your "must see" list. Pictures do not do it justice!



Built in 2003

Essential Information

MLS® #	1887643
Price	\$694,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,955
Acres	1.32
Year Built	2003
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Other
Status	Price Change

Community Information

Address	446 Long Meadow
Area	2613
Subdivision	RIVER CROSSING
City	Spring Branch
County	Comal
State	TX
Zip Code	78070-5953

Amenities

Amenities	Pool, Tennis, Golf Course, Clubhouse, Park/Playground, Sports Court
Parking	Two Car Garage, Attached, Side Entry

Pool	None
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Interior

Interior	Two Living Area, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Breakfast Bar, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet
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Appliances	Ceiling Fans, Chandelier, Central Vacuum, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Disposal, Dishwasher, Ice Maker Connection, Smoke Alarm, Electric Water Heater, Garage Door Opener
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Heating	Central
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Cooling	Two Central
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Fireplace	Yes
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# of Fireplaces	1
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Fireplaces	One, Living Room
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# of Stories	2.0
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Stories	2
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Exterior

Exterior	Brick, 4 Sides Masonry, Stone/Rock, Stucco
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Exterior Features	Patio Slab, Wrought Iron Fence, Sprinkler System, Mature Trees
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Lot Description	County Vlew, 1 - 2 Acres
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Roof	Composition
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Construction	Pre-Owned
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Foundation	Slab
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School Information

District	Comal
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Elementary	Bill Brown
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Middle	Smithson Valley
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High	Smithson Valley
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Additional Information

Date Listed	July 27th, 2025
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Days on Market	91
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HOA Fees	325.00
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HOA Fees Freq.	Annually
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Listing Details

Listing Agent	Jo Anne Roberts
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